



**88 Applemont Close SE
Calgary, Alberta**

MLS # A2307297



\$585,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Dishwasher, Washer/Dryer Stacked, Washer/Dryer, Microwave X2, Fridge X2, Electric Stove x2, Garage Door Controller x1

FULLY RENOVATED and move-in ready, this DETACHED LANED HOME in Applewood Park offers the perfect blend of functionality, space, and INCOME POTENTIAL. Featuring 5 BEDROOMS TOTAL, a SEPARATE ENTRANCE, and an ILLEGAL BASEMENT SUITE, this home is ideal for families, investors, or buyers looking to OFFSET THEIR MORTGAGE WITH RENTAL INCOME. Step inside to a bright and functional layout designed for everyday living, featuring a SEPARATE KITCHEN SPACE from the living room for added privacy and practicality. The home has been FULLY RENOVATED THROUGHOUT with stylish VINYL PLANK FLOORING across the main living areas and BRAND NEW CARPETS in the bedrooms for added comfort. Downstairs, the basement suite offers excellent flexibility for extended family or tenants with its own private entrance. Outside, you’ll find a massive 20x22 DETACHED GARAGE complete with BUILT-IN SHELVING, perfect for storage, tools, or a workshop setup. Located close to schools, parks, transit, East Hills Shopping Centre, and major routes including Stoney Trail and Memorial Drive, this is a fantastic opportunity to own a TURN-KEY HOME in a convenient SE Calgary location.